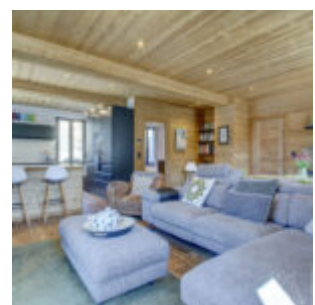
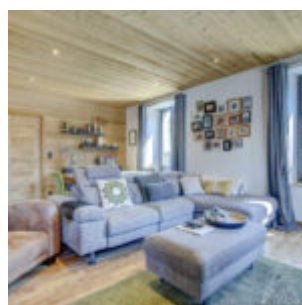
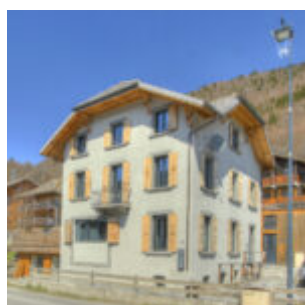
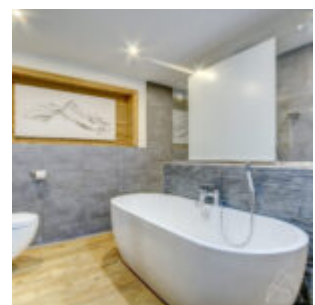
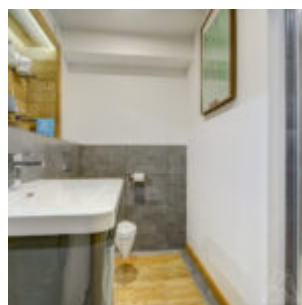
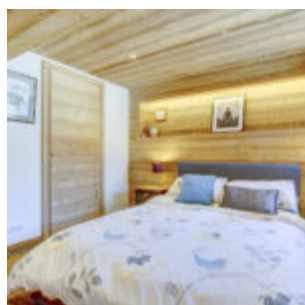
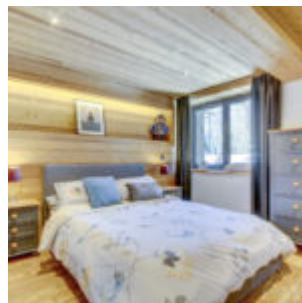
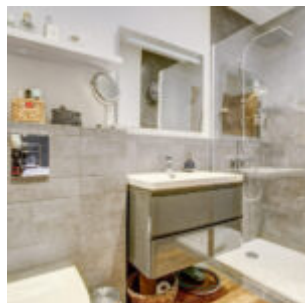
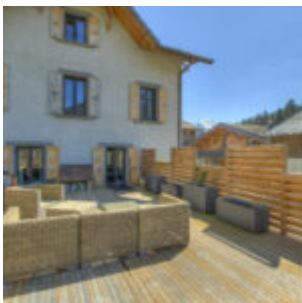
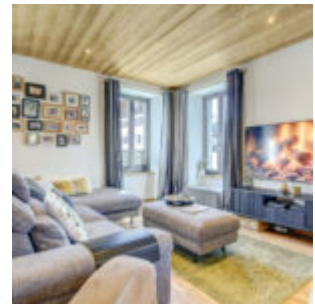


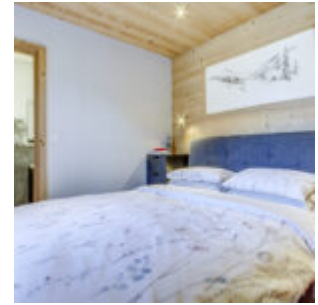
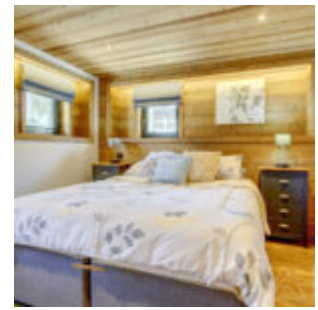


AGENCE
MY HOME
in the Alps

Luxurious duplex - Montriond

Price : 760 000€





A beautifully renovated duplex apartment with a homely feel set within a traditional building dating back to 1949. The apartment has been carefully designed and renovated with care and attention making sure that only the best quality materials were used and the property was efficient to run.

Thanks to its clever renovation, it is a C on the DPE which is almost impossible to achieve for a renovation in the mountains. The duplex spans 113? of living space, the living area is very welcoming, the kitchen is well proportioned and leads straight out onto the sunny 55? private terrace.

There are 3 bedrooms and a bunk room which is currently being used as an office.

Layout Description

Ground floor / entrance level:

Main entrance with built-in storage and separate WC.

Bright open-plan living and dining area with fully equipped modern kitchen featuring high-end appliances and finishes.

Direct access from the kitchen to a large private terrace.

One double bedroom with en-suite shower room and WC, also benefiting from views towards the terrace.

Lower ground floor:

Access via internal staircase and direct access from the garage.

Entrance area with storage and utility/boiler room.

One double bedroom with en-suite shower room and WC.

A further double bedroom, a bunk room (or office), and a large family bathroom with freestanding bath, walk-in shower, and WC.

External space :

Large private terrace ideal for outdoor dining and year-round use

Private garage with internal access and additional storage (cave)

Designated parking spaces

Additional Features:

Complete high-spec renovation throughout

Underfloor heating with WiFi control

Air source heat pump for energy efficiency

Triple-glazed windows

Quality materials including tiled flooring and feature wood finishes Ample built-in storage

Electric vehicle charging point.

The duplex is one of three apartments in the building but it has its own private entrance and doesn't share any of the internal communal areas. Because of the careful and quality renovation, it makes a fabulous home but also a very strong rental and an easy to manage lock-up-and-leave.

The apartment is located right by the free bus stop which goes up to Lake Montriond and to Ardent. You can walk into Morzine centre via some short cuts. Not only that, there is the bus stop which takes you down to Thonon-Les-Bains where you can then get the train to Geneva. It is all possible to do without a car but there is ample parking spaces if you do bring a car.

Get in touch to arrange a viewing, we'd love to show you around.

Fees to be paid by the seller. In a condominium of 13 lots. No ongoing proceedings. Energy class C, Climate class A Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 1472.00 and 1993.00 €. Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Bedrooms :4

Bathrooms :3

Surface area (m2) :113.35

Price :760 000€

PRESENTATION OF THE PROPERTY

Price :760 000

Charges mensuelles :0.00

Situation :Montriond

Year of construction :1949

Type of heating :Chauffage au sol

PARTS

Number of main parts :5

Bedrooms :4

Bathrooms :3

MOVE

Covered parking spots :1

Parking spaces :2



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